



STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION

JOHN ELIAS BALDACCI
GOVERNOR

DAVID P. LITTELL
COMMISSIONER

STAG IV Belfast, LLC
Waldo County
Belfast, Maine
A-705-71-G-T

Departmental
Findings of Fact and Order
Air Emission License
Transfer

After review of the file and related materials submitted with regard to the above noted application, pursuant to Title 38, M.R.S.A., Section 590 and Chapter 2 of the Department Regulations, the Department finds the following facts:

I. Registration

- A. STAG IV Belfast, LLC (STAG) has requested the transfer of Air Emission License A-705-71-F-R from Bank of America Corporation to STAG through a letter to the Bureau of Air Quality dated September 15, 2008. Air Emission License A-705-71-F-R was issued to Bank of America Corporation on June 4, 2007.
- B. Parts of the original facility were transferred to athenahealth, Inc. in air emission license A-991-71-A-T on April 15, 2008. For clarity purposes, the Conditions specific to STAG have been repeated in the Order section of this transfer.

C. Emission Equipment

The following equipment is addressed in this air emission transfer:

Fuel Burning Equipment

Equipment	Maximum Capacity (MMBtu/hr)	Maximum Firing Rate (gal/hr)	Fuel Type, % sulfur	Stack #
B#3	8.0	57.1	#2 fuel oil, 0.5%	B#3
B#4	8.0	57.1	#2 fuel oil, 0.5%	B#4
B#5	1.2	8.6	#2 fuel oil, 0.5%	B#5
B#6	1.2	8.6	#2 fuel oil, 0.5%	B#6

AUGUSTA
17 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0017
(207) 287-7688 FAX: (207) 287-7826
RAY BLDG., HOSPITAL ST.

BANGOR
106 HOGAN ROAD
BANGOR, MAINE 04401
(207) 941-4570 FAX: (207) 941-4584

PORTLAND
312 CANCO ROAD
PORTLAND, MAINE 04103
(207) 822-6300 FAX: (207) 822-6303

PRESQUE ISLE
1235 CENTRAL DRIVE, SKYWAY PARK
PRESQUE ISLE, MAINE 04769-2094
(207) 764-0477 FAX: (207) 760-3143

Electrical Generation Equipment

Equipment	Maximum Capacity (MMBtu/hr)	Maximum Firing Rate (gal/hr)	Fuel Type, % sulfur	Stack #
G#4	13.8	100.7	diesel fuel, 0.05%	G#4
G#5	8.2	59.9	diesel fuel, 0.05%	G#5
G#6	11.6	84.7	diesel fuel, 0.05%	G#6

II. Transfer Requirements

A. Title, Right, or Interest

In their application, STAG submitted copies of the relevant portions of the purchase and sale agreement transferring ownership of the facility to STAG. The closing date for the transaction is expected to occur in October, 2008. The parties have provided sufficient evidence of title, right, or interest in the facility to allow the transfer of the facility's license upon closing.

B. Financial Capacity and Intent

STAG states that they possess the financial capacity to operate the facility in compliance with its air emission license.

C. Technical Capacity and Intent

STAG's acquisition of the facility is not expected to result in any significant change in the employees that currently operate the equipment, facilities, and conduct other activities. The facility's regulatory history with the MEDEP demonstrates that the environmental personnel are competent in air pollution control. The information submitted in the application provides sufficient evidence that STAG has the technical capacity and intent to comply with their air emission license.

D. Full Name and Address

The full name and address of the new owner is:

STAG IV Belfast, LLC
99 Chauncy Street, 10th Floor
Boston, MA 02111

E. Certification

STAG certifies that there will be no increase in air emissions beyond that provided for in the existing licenses, either in quantity or type.

F. Generators

The current air emission license specifically prohibits the facility from running their emergency generators, for purposes other than for regular maintenance, until off-site power becomes unavailable. That is the point at which the term “emergency” has traditionally been applied.

Due to the potential for tight electricity supplies, ISO New England has taken several precautionary steps to ensure the reliability of the region-wide bulk power system. One of those steps is the implementation of the Demand Response Program. This program offers financial incentives to customers, such as STAG, to reduce electricity demand during peak periods. This program can significantly improve the reliability of the region-wide bulk power system and hopefully allow ISO New England to avoid drastic measures, such as brown outs.

In order for STAG to participate in the Demand Response Program, they need to start their generators and run them prior to, or in lieu of, loss of off-site power. STAG will only operate in this manner if there is a documented request from ISO New England under their emergency OP-4 procedures. ISO New England’s OP-4 is a procedure which establishes criteria and guidelines for actions during capacity deficiencies. OP-4 is implemented when there is determined to be a serious threat to the integrity of the bulk power system. Therefore, the Department has agreed to redefine the term “emergency” as it applies to STAG’s generators to include ISO New England OP-4 emergencies. Additionally, STAG shall only be permitted to operate their generators in response to an OP-4 emergency for a total of no more than 50 hours each calendar year.

G. Annual Emissions

STAG shall be restricted to the following annual emissions, based on a 12 month rolling total:

Total Licensed Annual Emissions for the Facility

Tons/year

(used to calculate the annual license fee)

	PM	PM ₁₀	SO ₂	NO _x	CO	VOC
Boilers	4.1	4.1	17.1	10.2	1.2	0.1
Generator #4	0.1	0.1	0.1	2.2	0.6	0.1
Generator #5	0.1	0.1	0.1	1.3	0.4	0.1
Generator #6	0.1	0.1	0.1	1.9	0.5	0.1
Total TPY	4.4	4.4	17.4	15.6	2.7	0.4

ORDER

Based on the above, the Department concludes that the applicant for the air emission license transfer has the capacity to satisfy all applicable statutory criteria and hereby APPROVES the transfer of Air Emission License A-705-71-F-R from Bank of America Corporation to STAG, subject to the following conditions:

Severability. The invalidity or unenforceability of any provision, or part thereof, of this License shall not affect the remainder of the provision or any other provisions. This License shall be construed and enforced in all respects as if such invalid or unenforceable provision or part thereof had been omitted.

The following Conditions replace the Conditions listed in Air Emission License A-705-71-F-R:

STANDARD CONDITIONS

- (1) Employees and authorized representatives of the Department shall be allowed access to the licensee's premises during business hours, or any time during which any emissions units are in operation, and at such other times as the Department deems necessary for the purpose of performing tests, collecting samples, conducting inspections, or examining and copying records relating to emissions (Title 38 MRSA §347-C).

- (2) The licensee shall acquire a new or amended air emission license prior to commencing construction of a modification, unless specifically provided for in Chapter 115. [MEDEP Chapter 115]
- (3) Approval to construct shall become invalid if the source has not commenced construction within eighteen (18) months after receipt of such approval or if construction is discontinued for a period of eighteen (18) months or more. The Department may extend this time period upon a satisfactory showing that an extension is justified, but may condition such extension upon a review of either the control technology analysis or the ambient air quality standards analysis, or both. [MEDEP Chapter 115]
- (4) The licensee shall establish and maintain a continuing program of best management practices for suppression of fugitive particulate matter during any period of construction, reconstruction, or operation which may result in fugitive dust, and shall submit a description of the program to the Department upon request. [MEDEP Chapter 115]
- (5) The licensee shall pay the annual air emission license fee to the Department, calculated pursuant to Title 38 M.R.S.A. §353. [MEDEP Chapter 115]
- (6) The license does not convey any property rights of any sort, or any exclusive privilege. [MEDEP Chapter 115]
- (7) The licensee shall maintain and operate all emission units and air pollution systems required by the air emission license in a manner consistent with good air pollution control practice for minimizing emissions. [MEDEP Chapter 115]
- (8) The licensee shall maintain sufficient records to accurately document compliance with emission standards and license conditions and shall maintain such records for a minimum of six (6) years. The records shall be submitted to the Department upon written request. [MEDEP Chapter 115]
- (9) The licensee shall comply with all terms and conditions of the air emission license. The filing of an appeal by the licensee, the notification of planned changes or anticipated noncompliance by the licensee, or the filing of an application by the licensee for a renewal of a license or amendment shall not stay any condition of the license. [MEDEP Chapter 115]
- (10) The licensee may not use as a defense in an enforcement action that the disruption, cessation, or reduction of licensed operations would have been necessary in order to maintain compliance with the conditions of the air emission license. [MEDEP Chapter 115]

- (11) In accordance with the Department's air emission compliance test protocol and 40 CFR Part 60 or other method approved or required by the Department, the licensee shall:
- A. perform stack testing to demonstrate compliance with the applicable emission standards under circumstances representative of the facility's normal process and operating conditions:
 - 1. within sixty (60) calendar days of receipt of a notification to test from the Department or EPA, if visible emissions, equipment operating parameters, staff inspection, air monitoring or other cause indicate to the Department that equipment may be operating out of compliance with emission standards or license conditions; or
 - 2. pursuant to any other requirement of this license to perform stack testing.
 - B. install or make provisions to install test ports that meet the criteria of 40 CFR Part 60, Appendix A, and test platforms, if necessary, and other accommodations necessary to allow emission testing; and
 - C. submit a written report to the Department within thirty (30) days from date of test completion.
- [MEDEP Chapter 115]
- (12) If the results of a stack test performed under circumstances representative of the facility's normal process and operating conditions indicate emissions in excess of the applicable standards, then:
- A. within thirty (30) days following receipt of such test results, the licensee shall re-test the non-complying emission source under circumstances representative of the facility's normal process and operating conditions and in accordance with the Department's air emission compliance test protocol and 40 CFR Part 60 or other method approved or required by the Department; and
 - B. the days of violation shall be presumed to include the date of stack test and each and every day of operation thereafter until compliance is demonstrated under normal and representative process and operating conditions, except to the extent that the facility can prove to the satisfaction of the Department that there were intervening days during which no violation occurred or that the violation was not continuing in nature; and
 - C. the licensee may, upon the approval of the Department following the successful demonstration of compliance at alternative load conditions, operate under such alternative load conditions on an interim basis prior to a demonstration of compliance under normal and representative process and operating conditions.
- [MEDEP Chapter 115]
- (13) Notwithstanding any other provisions in the State Implementation Plan approved by the EPA or Section 114(a) of the CAA, any credible evidence may be used for

the purpose of establishing whether a person has violated or is in violation of any statute, regulation, or Part 70 license requirement. [MEDEP Chapter 115]

- (14) The licensee shall maintain records of malfunctions, failures, downtime, and any other similar change in operation of air pollution control systems or the emissions unit itself that would affect emission and that is not consistent with the terms and conditions of the air emission license. The licensee shall notify the Department within two (2) days or the next state working day, whichever is later, of such occasions where such changes result in an increase of emissions. The licensee shall report all excess emissions in the units of the applicable emission limitation. [MEDEP Chapter 115]
- (15) Upon written request from the Department, the licensee shall establish and maintain such records, make such reports, install, use and maintain such monitoring equipment, sample such emissions (in accordance with such methods, at such locations, at such intervals, and in such a manner as the Department shall prescribe), and provide other information as the Department may reasonably require to determine the licensee's compliance status. [MEDEP Chapter 115]

SPECIFIC CONDITIONS

(16) **Boilers**

- A. Total fuel use for the boilers shall not exceed 485,714 gal/yr of #2 fuel oil. Compliance shall be demonstrated by fuel records from the supplier showing the quantity and type of fuel delivered. Records of annual fuel use shall be kept on a 12-month rolling total basis. [MEDEP Chapter 115, BPT]
- B. Emissions shall not exceed the following:

Emission Unit	Pollutant	lb/MMBtu	Origin and Authority
B#3	PM	0.12	MEDEP, Chapter 103, Section 2(B)(1)(a)
B#4	PM	0.12	MEDEP, Chapter 103, Section 2(B)(1)(a)

C. Emissions shall not exceed the following [MEDEP Chapter 115, BPT]:

Emission Unit	PM (lb/hr)	PM ₁₀ (lb/hr)	SO ₂ (lb/hr)	NO _x (lb/hr)	CO (lb/hr)	VOC (lb/hr)
B#3	0.96	0.96	4.03	2.40	0.29	0.02
B#4	0.96	0.96	4.03	2.40	0.29	0.02
B#5	0.14	0.14	0.60	0.36	0.04	0.01
B#6	0.14	0.14	0.60	0.36	0.04	0.01

D. Visible emissions from the boilers shall each not exceed 20% opacity on a six (6) minute block average, except for no more than one (1) six (6) minute block average in a continuous 3-hour period. [MEDEP Chapter 101]

(17) **Back-up Generators**

A. STAG shall limit G#4, G#5, and G#6 each to 100 hr/yr of operation (based on a 12 month rolling total). Hour meters shall be maintained and operated on the Back-up Generators. [MEDEP Chapter 115, BPT]

B. The Back-up Generators shall fire #2 fuel oil with a sulfur limit not to exceed 0.05% by weight. Compliance shall be based on fuel records from the supplier showing the quantity of fuel delivered and the percent sulfur of the fuel. [MEDEP Chapter 115, BPT]

C. Emissions shall not exceed the following:

Emission Unit	Pollutant	lb/MMBtu	Origin and Authority
G#4	PM	0.12	MEDEP, Chapter 103, Section 2(B)(1)(a)
G#5	PM	0.12	MEDEP, Chapter 103, Section 2(B)(1)(a)
G#6	PM	0.12	MEDEP, Chapter 103, Section 2(B)(1)(a)

D. Emissions shall not exceed the following [MEDEP Chapter 115, BPT]:

Emission Unit	PM (lb/hr)	PM ₁₀ (lb/hr)	SO ₂ (lb/hr)	NO _x (lb/hr)	CO (lb/hr)	VOC (lb/hr)
G#4	1.66	1.66	0.71	44.16	11.73	1.25
G#5	0.98	0.98	0.42	26.24	6.97	0.74
G#6	1.39	1.39	0.60	37.12	9.86	1.04

E. Visible emissions from the Back-up Generators shall each not exceed 20% opacity on a six (6) minute block average, except for no more than two (2) six (6) minute block averages in a continuous 3-hour period. [MEDEP Chapter 101]

(18) **OP-4 Emergencies**

- a. STAG shall only operate the generators for periods of maintenance, emergencies when off-site power is unavailable, and ISO New England OP-4 emergencies. [06-096 CMR 115, BPT]
- b. STAG shall keep records for OP-4 emergencies which include the date, which generators were operated, start time and stop time for each generator, and documentation that STAG was contacted by ISO New England and asked to reduce consumption as part of an OP-4 event. [06-096 CMR 115, BPT]
- c. STAG shall not operate the emergency generators for more than 50 hours each per calendar year in response to an OP-4 emergency. [06-096 CMR 115, BPT]

(19) STAG shall notify the Department within 48 hours and submit a report to the Department on a quarterly basis if a malfunction or breakdown in any component causes a violation of any emission standard (Title 38 MRSA §605).

STAG IV Belfast, LLC
Waldo County
Belfast, Maine
A-705-71-G-T

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Departmental
Findings of Fact and Order
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(20) This transfer will become effective upon the closing date of the sale of the equipment from Bank of America Corporation to STAG.

DONE AND DATED IN AUGUSTA, MAINE THIS 17th DAY OF October 2008.

DEPARTMENT OF ENVIRONMENTAL PROTECTION

BY: James P. Brooks for
DAVID P. LITTELL, COMMISSIONER

PLEASE NOTE ATTACHED SHEET FOR GUIDANCE ON APPEAL PROCEDURES

The term of this amendment shall be concurrent with the term of Air Emission License A-705-71-F-R.

Date of initial receipt of application: 9/16/08

Date of application acceptance: 9/17/08

Date filed with the Board of Environmental Protection: _____

This Order prepared by Lynn Ross, Bureau of Air Quality.

